

Hood County Clerk
201 W Bridge Street
PO BOX 339
Granbury, Texas 76048
Phone: 817-579-3222

Document Number: 2022-0012214 -
Filed and Recorded - Real Records

MANAGEMENT CERTIFICATE

Grantor: TERRAZA HILLS RESIDENTIAL COMMUNITY INC

Pages: 5

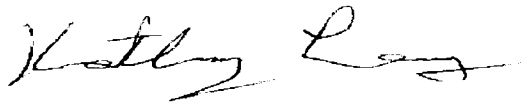
Recorded On: 07/25/2022 03:30 PM

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Recorded On:	07/25/2022 03:30 PM	Notes:
Document Number:	2022-0012214	
Receipt Number:	R2212540	
Amount:	\$33.00	
Recorded By:	Simplifile	

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**I hereby certify that this instrument was filed and duly
recorded in the Official Records of Hood County, Texas**



Katie Lang
County Clerk
Hood County, Texas



Return To:

WINSTEAD PC - AUSTIN
401 CONGRESS AVENUE, SUITE 21
AUSTIN, TX 78701



**MANAGEMENT CERTIFICATE
OF
TERRAZA HILLS RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Terraza Hills Residential Community, Inc., a Texas nonprofit corporation (the “**Association**”), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Terraza Hills.
2. The name of the Association: Terraza Hills Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Tarrant County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Terraza Hills, recorded under Document No. 2022-0012056 in the Official Public Records of Hood County, Texas, as the same may be amended from time to time (the “**Declaration**”).
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Terraza Hills Residential Community, Inc., c/o Goodwin & Company, 2425 North Central Expressway, Suite 500, Richardson, Texas 75080.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Terraza Hills Residential Community, Inc. c/o Goodwin & Company
Mailing Address:	2425 North Central Expressway, Suite 500 Richardson, Texas 75080
Attn:	Community Manager
Telephone Number:	(214) 445-2700
Email Address:	hussainrana1985@gmail.com
7. Website to access the Association’s dedicatory instruments:
www.TerrazaHillsTX.com

8. Amount and description of fees related to property transfer in the subdivision:
The Association fees are in the following amounts:

Transfer Fee - \$275.00

Resale Certificate Fee - \$375.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

This Certificate is effective as of the 21 day of July, 2022

TERRAZA HILLS RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation

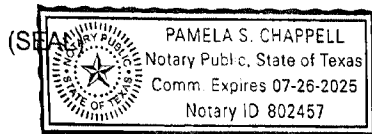
By: [Signature]
Printed Name: Hussain Rame
Title: President

STATE OF TEXAS

COUNTY OF TARRANT

§
§
§

This instrument was acknowledged before me on the 21 day of July, 2022, by Hussain Rame, as PRESIDENT of TERRAZA HILLS RESIDENTIAL COMMUNITY, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.



[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
Email: rburton@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Terraza Hills, recorded under Document No. 2022-0012056 in the Official Public Records of Hood County, Texas, as the same may be amended from time to time.
2. Terraza Hills Design Guidelines, recorded under Document No. 2022-0012133 in the Official Public Records of Hood County, Texas, as same may be amended and supplemented from time to time.
3. Terraza Hills Community Manual, recorded under Document No. 2022-0012117 in the Official Public Records of Hood County, Texas, as same may be amended and supplemented from time to time.

ATTACHMENT 1

TERRAZA HILLS RESIDENTIAL COMMUNITY, INC.
MANAGEMENT CERTIFICATE

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